

## Old Beach, Unit 1/2 Tivoli Road

### Modern Unit in High Demand Old Beach

Here's your chance to secure a smart investment with immediate returns. This 2016 built 3-bedroom unit is tenanted until November 2025, currently returning \$450/week, with an updated rental appraisal of \$480 - \$520/week.

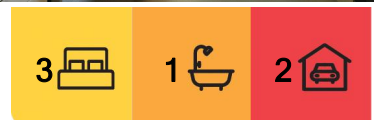
#### Property features:

- 3 bedrooms - all with built-in robes
- Modern bathroom with sleek design and bathtub
- Open-plan living dining and kitchen with plenty of natural light
- Stylish kitchen - quality appliances, breakfast bar, and ample storage
- Separate laundry
- Single carport and additional parking.
- Low-maintenance backyard - includes a 3m x 3m garden shed and secure fencing.

Located in popular Old Beach with easy access to shops, schools, public transport, and



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/5XJKFCS](http://ljhooker.com.au/5XJKFCS)

**Contact**  
**Nitin Joshi**  
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**LJ Hooker Pinnacle Property**  
**(03) 6272 8177**

major highways.

With great tenants in place and strong rental demand in the area, this is the ideal low-maintenance addition to your portfolio.

Enquire now to receive the full info pack or book a private viewing.

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

## More About this Property

<b>Property ID</b>	5XJKFCS
<b>Property Type</b>	House
<b>House Size</b>	88 m2
<b>Land Area</b>	279 m2
<b>Including</b>	Air Conditioning Dishwasher Built-in-Robes Secure Parking Fully Fenced

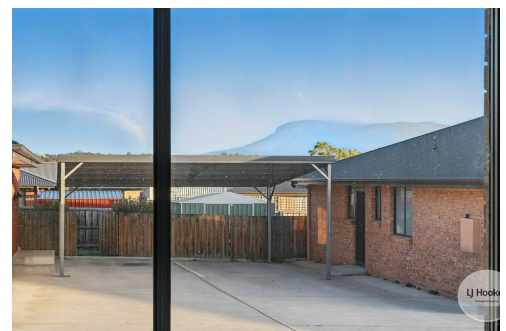
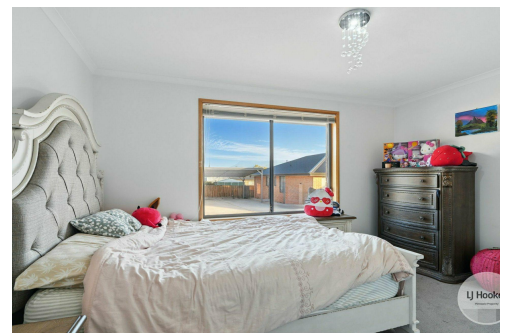
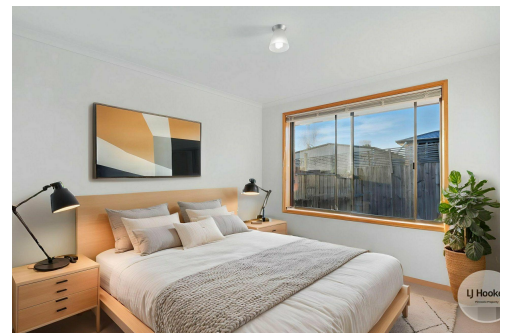
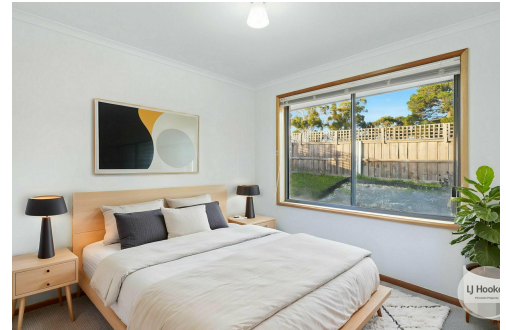
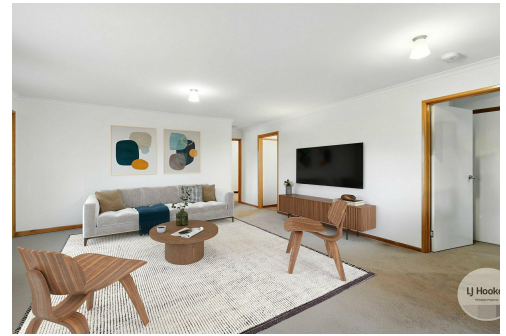
**Nitin Joshi 0452 106 293**

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## 1/2 Tivoli Road, Old Beach

House area: 81 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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